

Troy Davis

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Tuesday, February 10, 2015 11:53 AM
To: Skorney, Steve
Cc: Christopher Young; Troy Davis; Paul Ellis; White, Clay
Subject: RE: ARL 3ECAP #3357

Follow Up Flag: Follow up
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Thanks Steve. Yes, much has happened and we will be ready to discuss with County shortly. Boils down to the following:

1. The Brekhus/Beach area was annexed to support the TDR program
2. Failure of TDR to attract a master plan developer and the cost of infrastructure has rendered the area infeasible for any immediate development.
3. Residents of the area are adamantly opposed to de-annexation of the area
4. Aside from the expansion (ARL3) and contraction (Brekhus) areas, the buildable lands analysis is showing an apparent land deficiency of **161** dwelling units.
5. Per the County's EIS, failure to develop Brekus/Beach as a master plan, reduces its land capacity by **963** units. Adding ARL3 increases land capacity by **805**.
6. $(-161) - (963) = (-1124)$
7. $-1124 + 805 = -319$

So, without a master plan at Brekhus Beach but adding ARL3 gets us to a deficiency of 319 dwelling units, which the City will address in its implementation measures.

Meantime, in an effort to address concerns by Brekhus/Beach residents, the City will craft a conceptual master infrastructure plan. This "high level" plan will show routes of arterials, sewer, water systems as an incentive for a developer to be found. If one is found, with ARL3 in the City, there would be a surplus of $(963 - 319) = 644$ dwelling unit capacity which would be about 7% of 2035 housing demand, well within the "safety factor" for housing demand forecasting.

We are asking for deferral until 2016, but in June should adopt a plan that calls for both retention of Brekhus Beach and addition of Arl3 (referred to as the King-Thompson expansion).

Still confirming numbers, but city will let you know when it's ready to sit to discuss.

Thanks Steve.

*Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201*

425.258.9308



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From: Skorney, Steve [mailto:Steve.Skorney@co.snohomish.wa.us]
Sent: Friday, February 06, 2015 12:02 PM
To: Reid Shockey
Cc: Christopher Young (cyoung@arlingtonwa.gov); Troy Davis (tdavis@arlingtonwa.gov); Paul Ellis (pellis@arlingtonwa.gov); White, Clay
Subject: RE: ARL 3ECA #3357

Hi Reid:

Yes, that statement means the adoption by the county council of the motion before them is to defer the ARL3 proposal to 2016. No schedule yet on when the county council public hearings will take place on the 2015 Plan Update including actions on the city docket proposals other than the state mandated June 2015 deadline for the Update adoption.

By the way, I wanted to ask if you know if the city has begun exploring other options instead of the UGA adjustment/deannexation to justify a UGA expansion that would be considered by the county in 2016. Wondering if the city has begun looking at other options that can be shared with PDS. We are here to assist the city before it goes too far in drafting a proposal. The one year deferral time period will go by quickly and there will be a lot of steps that will need to occur at both the city and county level including completion of any additional SEPA work. I will check back with you and Paul in a few weeks.

Thanks

Steve

Steve Skorney
Senior Planner
Planning & Technology Division
Snohomish County
Department of Planning & Development Services
(425) 388-3311, ext. 2207

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From: Reid Shockey [<mailto:rshockey@shockeyplanning.com>]

Sent: Friday, February 06, 2015 10:04 AM

To: Skorney, Steve

Cc: Christopher Young (cyoung@arlingtonwa.gov); Troy Davis (tdavis@arlingtonwa.gov); Paul Ellis (pellis@arlingtonwa.gov)

Subject: ARL 3ECAF #3357

Good morning Steve. In looking at the Council Planning Committee packet for Monday, the Staff recommendation states: " Consider adoption prior to June 2015 statutory deadline".

Can I assume this means adopt the City's request that action on ARL3 be deferred to 2016?

Thanks

*Reid H. Shockey, AICP
Shockey Planning Group
2716 Colby Avenue
Everett, WA 98201*

425.258.9308
425.259.4448 FAX

rshockey@shockeyplanning.com



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